

From: [James Cui](#)
To: [IPCN Enquiries Mailbox](#)
Subject: On the additional Material for Harbourside Development.
Date: Wednesday, 19 May 2021 8:15:53 PM

Hi Woranot,

I wrote to express many concerns relating to the massive podium at the northern end of the proposed development. Mirvac's "alternative" is not a real alternative having addressed none of my concerns. The scale of the Northern podium even at 21.35m, it overpowers the Heritage bridge and blocks the water views of many apartments at One Darling Harbour for the benefit of Mirvac. They have made no serious attempt to allow everyone at One Darling Harbour to share the water views and their latest proposal only goes to further their disrespect and unwillingness to do the right thing and push the Northern Podium down right down to allow ODH residents to keep their views. They are already building a tower on public land, and the profits from that will barely be affected by having a two level Northern Podium.

I am extremely glad the IPCN is looking at an option where the Northern Podium is 11.8m is flat one level all the way to the tower. While this does nothing for the height of the Southern podium and the increased over shadowing on the foreshore, at least the area in front of the Northern Podium will retain, or even improve the solar access and sky in the northern part of the foreshore of the development. I feel the IPCN option is much more in line with the Cockle Bay redevelopment where the RL from the Pymont Bridge is 12.0 for 65m and this will ensure consistent development in the Cockle Bay Basin.

Regards,

James Cui